

TEXAS TRANSPORTATION COMMISSION

WILLIAMSON County

MINUTE ORDER

Page 1 of 1

AUSTIN District

In the City of Cedar Park, Williamson County, on RM 1431, the State of Texas acquired certain land for highway purposes by an instrument recorded in Volume 1524, at Page 692, Official Records of Williamson County, Texas.

A portion of the land, which portion is described in Exhibit A (the tract), is no longer needed for a state highway purpose.

In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (the commission) may recommend the sale of any interest in real property no longer needed for a state highway purpose to the general public by sealed bid.

The tract was advertised for sale, and Pedernales Electric Cooperative, Inc. submitted a bid of \$340,336, which was the highest valid bid.

The commission finds \$340,336 to be a fair and reasonable value of the state's right, title, and interest in the tract.

IT IS THEREFORE ORDERED by the commission that the tract is no longer needed for a state highway purpose. The commission recommends, subject to approval by the attorney general, that the governor of Texas execute a proper instrument conveying all of the state's right, title, and interest in the tract to Pedernales Electric Cooperative, Inc. for \$340,336; SAVE AND EXCEPT, however, there is to be excepted and reserved therefrom all of the state's right, title, and interest, if any, in and to all of the oil, gas, sulphur, and other minerals, of every kind and character, in, on, under, and that may be produced from the land.

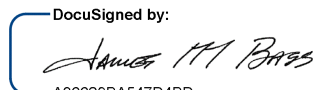
Submitted and reviewed by:

DocuSigned by:

BDEF0413AC9E4EC

Director, Right of Way Division

Recommended by:

DocuSigned by:

A30029BA547D4BD...

Executive Director

115835 Aug 27 2020

Minute Number	Date Passed
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Cunningham | Allen

Exhibit " A " Page 1 of 4
PARCEL 1

FIELD NOTE DESCRIPTION

DESCRIPTION OF A 1.159 ACRE TRACT OF LAND LOCATED IN THE JANE GLASSCOCK SURVEY, ABSTRACT NO. 257, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF LOT 1, LIME CREEK SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET H, SLIDE 338, OF THE PLAT RECORDS OF SAID COUNTY, SAID LOT 1 BEING CONVEYED TO THE STATE OF TEXAS, IN A WARRANTY DEED RECORDED IN VOLUME 1524, PAGE 692, OF THE OFFICIAL RECORDS OF SAID COUNTY, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2 inch iron rod found for the northeast corner of said Lot 1, same being the northwest corner of PEDERNALES ELECTRIC COOPERATIVE AT CEDAR PARK, according to the map or plat thereof recorded in Cabinet I, Slide 224, of said Plat Records, and being in the south line of Lot 53, Block A, THE TRAILS AT CARRIAGE HILLS SECTION 2 - AMENDED, according to the map or plat thereof recorded in Cabinet P, Slide 338, of said Plat Records;

THENCE, South 20°49'14" East (record South 19°10'08" East), along the common line of said PEDERNALES ELECTRIC COOPERATIVE AT CEDAR PARK, and said Lot 1, a distance of 61.43 feet to the southeast corner of the herein described tract, from which a 1/2 inch iron rod found for a common corner of said PEDERNALES ELECTRIC COOPERATIVE AT CEDAR PARK, and said Lot 1, bears South 20°49'14" East, a distance of 331.61 feet;

THENCE, over and across said Lot 1, the following six (6) courses and distances:

1. South 81°34'10" West, a distance of 483.76 feet;
2. South 31°27'19" West, a distance of 91.79 feet;
3. South 18°34'40" East, a distance of 42.03 feet to the beginning of a curve to the right;
4. With said curve to the right, having a radius of 110.00 feet, an arc length of 34.12 feet, a delta angle of 17°46'17", and a chord which bears South 09°41'32" East, a distance of 33.98 feet to the end of said curve;
5. South 00°48'23" East, a distance of 83.55 feet, to the southwest corner of the herein described tract, being in the east right-of-way line of Anderson Mill Road (right-of-way width varies), as dedicated by WHITESTONE OAKS AT ANDERSON MILL ROAD, SECTION ONE, according to the map or plat thereof recorded in Cabinet DD, Slide 392, of said Plat Records, from which a 1/2 inch iron rod found for the northeast corner of that tract of land conveyed to the State of Texas in a deed recorded in Volume 13155, Page 1747, of said Official Records, same being the intersection of the north right-of-way line of F.M. 1431 with the east right-of-way line of said Anderson Mill Road, bears South 27°55'57" East a distance of 852.35 feet;

THENCE, North 27°55'57" West, along the west line of said Lot 1, and the east right-of-way of Anderson Mill Road, passing a 1/2 inch iron rod found for the southeast corner of Lot 1, WHITESTONE OAKS AT ANDERSON MILL ROAD, SECTION ONE, 0.3 feet right of line, at a distance of 114.47 feet, and passing a 1/2 inch iron rod found for the northeast corner of said Lot 1, WHITESTONE OAKS AT ANDERSON MILL

Law
5/1/19

ROAD, SECTION ONE, and the southeast corner of Lot 2, WHITESTONE OAKS AT ANDERSON MILL ROAD, SECTION ONE, at a distance of 300.78 feet, and continuing for a total distance of 306.15 feet to the northwest corner of the herein described tract, same being the southwest corner of said Lot 53, from which a 1/2 inch iron rod with cap stamped "TJDODD" found in the north right-of-way line of Continental Pass, bears North 27°55'57" West a distance of 449.19 feet;

THENCE, North 81°34'10" East (record North 83°09'09" East), with the common line of said Lot 1 and said Lot 53, a distance of 634.57 (record 634.14) feet to the POINT OF BEGINNING containing 1.159 acres of land within these metes and bounds.

Reference is hereby made to the sketch of this tract accompanying this description.

Bearing Basis: Texas Coordinate System of 1983 (NAD_83 (2011)), Central Zone, Grid North, All coordinates were adjusted to the surface using a surface adjustment factor of 1.00012867631513.
(surface = grid x surface adjustment factor)

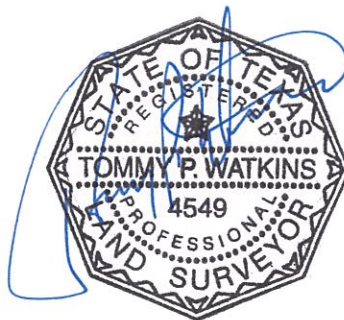
THE STATE OF TEXAS §
 § KNOWN ALL MEN BY THESE PRESENT
COUNTY OF TRAVIS §

That I, Tommy P. Watkins, a Registered Professional Land Surveyor, do hereby certify that the above description and the accompanying sketch is true and correct to the best of my knowledge and belief and the property described herein was determined by a survey made on the ground during the month of March, 2019, under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas on this 1st of May, 2019, A.D.

CUNNINGHAM-ALLEN, INC.

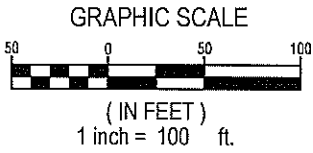
Tommy P. Watkins, R.P.L.S.
Texas Registration No. 4549



SKETCH TO ACCOMPANY DESCRIPTION

PARCEL 1
SHEET 3 OF 4

Exhibit A
Page 3 of 4



WHITESTONE OAKS AT
ANDERSON MILL
ROAD SECTION ONE
CABINET DD, SLIDE 392, PR

THE TRAILS AT CARRIAGE HILLS SECTION 2 - AMENDED
CABINET P, SLIDE 338, PR

LOT 53, BLOCK A

(N83°09'09"E 634.14")
N81°34'10"E 634.57'

1.159 ACRE

POINT OF
BEGINNING

POWER POLE WITHOUT

SPOILS PILE) WAL

(6.03 ACRES)
PEDERNALES ELECTRIC
COOPERATIVE AT CEDAR PARK
CABINET 1, SLIDE 224, PR

BUILDING LOT 1
(12.9682 ACRES)
LIME CREEK SUBDIVISION
CABINET H, SLIDE 338, PR
STATE OF TEXAS
VOLUME 1524, SLIDE 692, OR

**JANE GLASSCOCK SURVEY
ABSTRACT NO. 257
WILLIAMSON COUNTY, TEXAS**

ANDERSON MILL ROAD
(R.O.W. VARIES)

F.M. 1431
(80' R.O.W.)



Cunningham|Allen

Engineers • Surveyors

FIRM REG: TBPE F-284; TBPLS 10000900
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Drawing Path: S:\640301_PEC Cedar Park\Drawings\640301_PARCEL 1.dwg Plotted By: Tom Watkins Date: 5/2/2019 9:43:11 AM Layout: PEC PARCEL Page Size: ANSI full bleed A (8.50 x 11.00 inches), 1:1

OFFICE: DK

5/1/19

SKETCH TO ACCOMPANY DESCRIPTION

PARCEL 1
SHEET 4 OF 4

Exhibit A

Page 4 of 4

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG.	CHORD
C1	110.00'	34.12'	17°46'17"	S09°41'32"E	33.98'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S20°49'14"E	61.43'
L2	S18°34'40"E	42.03'

LEGEND

●	1/2" IRON ROD FOUND (AS NOTED)
⤿ PP	UTILITY POLE
→	DOWN GUY
⊗	FIRE HYDRANT
⚡	ELECTRIC JUNCTION BOX
⊙	LIGHT POLE
⊕	STORMSEWER MANHOLE
WV	WATER VALVE
—○—	CHAIN LINK FENCE
CONC	CONCRETE
PR	PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
OPR	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
OR	OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
()	RECORD INFORMATION

REFERENCE IS HEREBY MADE TO THE METES AND BOUNDS DESCRIPTION OF THIS TRACT ACCOMPANYING THIS SKETCH.

BEARING BASIS: TEXAS COORDINATE SYSTEM OF 1983 (NAD_83 (2011)), CENTRAL ZONE, GRID NORTH, ALL COORDINATES WERE ADJUSTED TO THE SURFACE USING A SURFACE ADJUSTMENT FACTOR OF 1.00012867631513. (SURFACE = GRID X SURFACE ADJUSTMENT FACTOR)

CA
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